

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Charles McGinn, Architect, 2525 Overhill Lane, Davis, CA, 95616
OWNER Bruce Williams, 3451 Franklin Boulevard, Sacramento, CA, 95818
PLANS BY Charles McGinn, Architect, 2525 Overhill Lane, Davis, CA, 95616
FILING DATE June 12, 1991 ENVIR. DET. Exempt 15301(e)(1) REPORT BY SLY
ASSESSOR'S PCL. NO. 013-0323-019

APPLICATION: Planning Director's Special Permit to expand a non-conforming residential structure by adding a 906 square foot second story and porch addition to a single family dwelling on 0.12+ developed acres in the Standard Single Family, (R-1) zone.

LOCATION: 2709 11th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing non-conforming single family dwelling that encroaches 1.5 feet into the required minimum 5.0 foot side yard setback.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Single Family; R-1	Front:	22.6'	22.6'
South: Single Family; R-1	Side(West)	5'	3.5'
East: Single Family; R-1	Side(East):	5'	10.8'
West: Single Family; R-1	Rear:	15'	34.5'

Property Dimensions: 52 feet x 110 feet
Property Area: 0.12+ acres
Square Footage of Building: Existing building-2,217 square feet
Addition-906 square feet
Total-2,995 square feet
Height of Building: 30 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco
Roof Material: Composition Shingles

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 52 foot x 110 foot interior lot in the Standard Single Family, (R-1) zone (see Exhibit A). It is developed with a 2,217 square foot single family residence and garage. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land use and zoning for the subject site are single family residences, zoned R-1, to the north, south, east, and west.

APPLC. NO. P91-139

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B. Applicant's Proposal

The applicant is proposing to construct a 788 square foot second story addition to the rear of the existing house and a 118 square foot trellis covered area adjacent to the garage. The addition will include a new master bedroom and a bathroom and a covered balcony area (see Exhibit C and D). The proposed addition will follow the line of the house for the balcony portion which is located 3.5 feet from the west property line. A Planning Director's Special Permit is required to extend the house with a setback less than five feet along the west property line.

C. Staff Analysis

Staff has no objections to applicant's request. The addition to the house along the west property line will not project further into the current setback established by the existing house. No additional encroachment in the setbacks will occur with this addition. The materials and design are proposed to match the existing house. The west property line parallels the adjacent property owner's driveway and garage. The upper open balcony area will extend the house line by eight feet. The adjacent property to the west has several large full trees along the property line that provide additional screening.

The majority of the addition will be towards the rear of the house not affecting any setback area. The applicant also proposes a new trellis cover adjacent to the garage area that also does not affect any setback area and is permitted by Zoning Ordinance. The combined structures total square footage, both existing and proposed, do not exceed the 40 percent maximum lot coverage as stipulated in the Zoning Ordinance. All adjacent property owners have been notified of the applicant's request and staff has not received any objections to the proposal. The adjacent property owner to the west along the affected side setback has reviewed the proposed plans and has no objection.

D. Agency Comments:

The proposed project was reviewed by Traffic Engineering, Building Inspections, and Engineering Development and no comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301(e)(1)).

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit to expand a non-conforming residential structure subject to the conditions and based upon the findings of fact which follow.

Conditions:

1. Building materials shall match existing house.
2. The applicant shall comply with all applicable ordinances pertaining to hours of operation for on-going construction. All equipment and debris shall remain on the subject parcel.
3. Size and location of the addition shall conform to the plans submitted.
4. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the existing sideyard setback is 3.5 feet and the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the existing single family residence is compatible in design with the other existing properties in the neighborhood; and
 - b. the existing sideyard setback is 3.5 feet and is well screened by existing large trees along the property line.
3. The project is consistent with the General Plan which designate the subject site as Low Density Residential (4-15 du/na).

Report Prepared By:

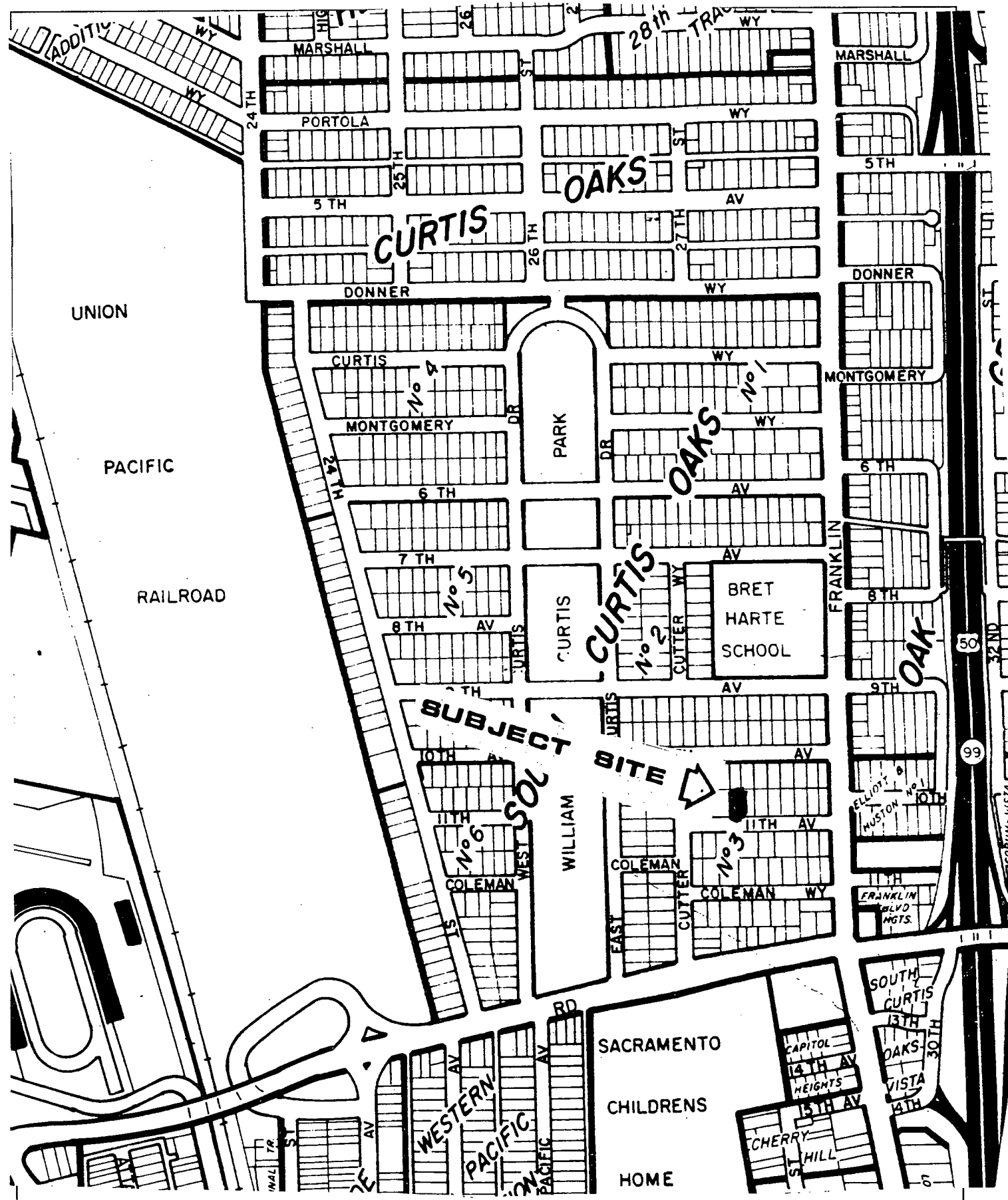
Sandra L. Yope
Sandra L. Yope
Junior Planner

9 Sep 91
Date

Recommendation Approved By:

Art Gee
Art Gee
Acting Planning Director

9/13/91
Date



VICINITY MAP

(29)	(28)	(27)	(26)	(25)	(24)	(23)	(22)	(21)	(20)	
90	89	88	87	86	85	84	83	82	81	
2657	2665	2673	2681	2701	2709	2719	2725	2733	2741	27

10th

	2676	2700	2708	2716	2724	2736	2740
30	52	"	"	"	"	"	"
29	31	32	33 S.F. (3)	34 S.F. (4)	35 S.F. (5)	36 (6)	37 (7)
28	(23)	52	51	50 S.F. (19)	49 S.F. (18)	47 (17)	46 (16)
27	52	26	26	22	"	"	1.54
26	2667	2685	2707	2717	2725	2733	2741

25	53	52	55 S.F. (1)	54 S.F. (8)	58 S.F.	59	60
24	1	2	3	4	5	6	6
23	19	18	17	16	15	14	13
	74	73	72	71	70	69	68
						372	

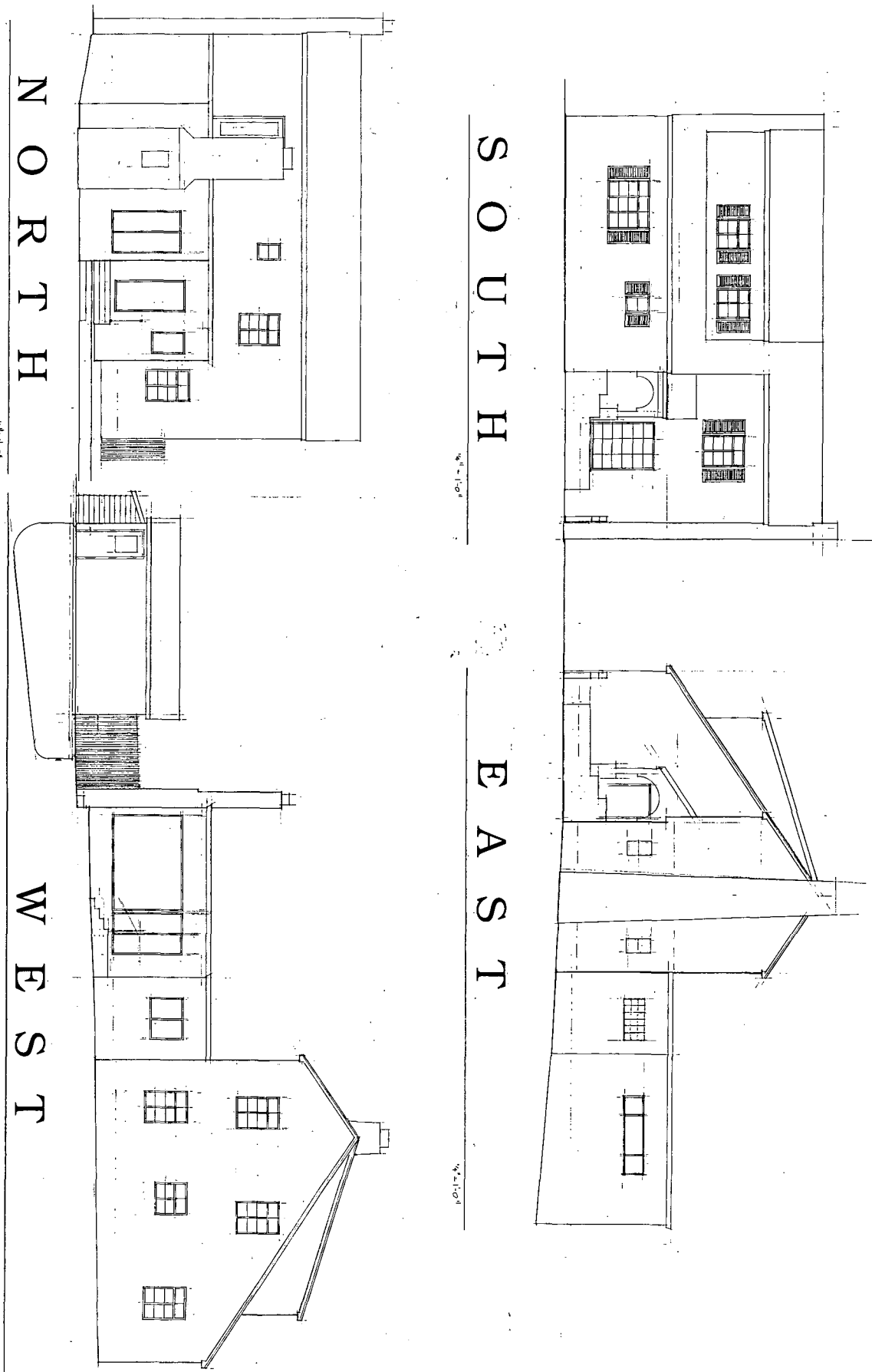
S.F - SINGLE FAMILY



LAND USE & ZONING MAP

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EXHIBIT - C



SHEET
3

DATE

WILLIAMS RESIDENCE
2709 11th AVENUE
SACRAMENTO, CA 95818

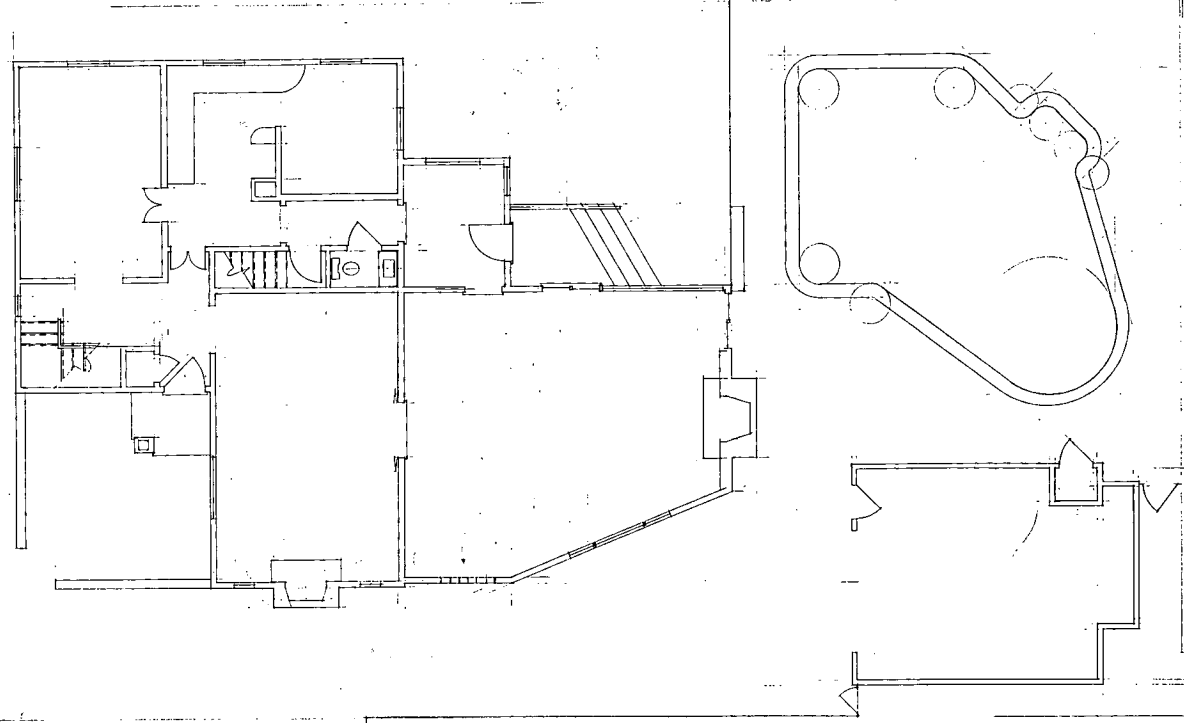
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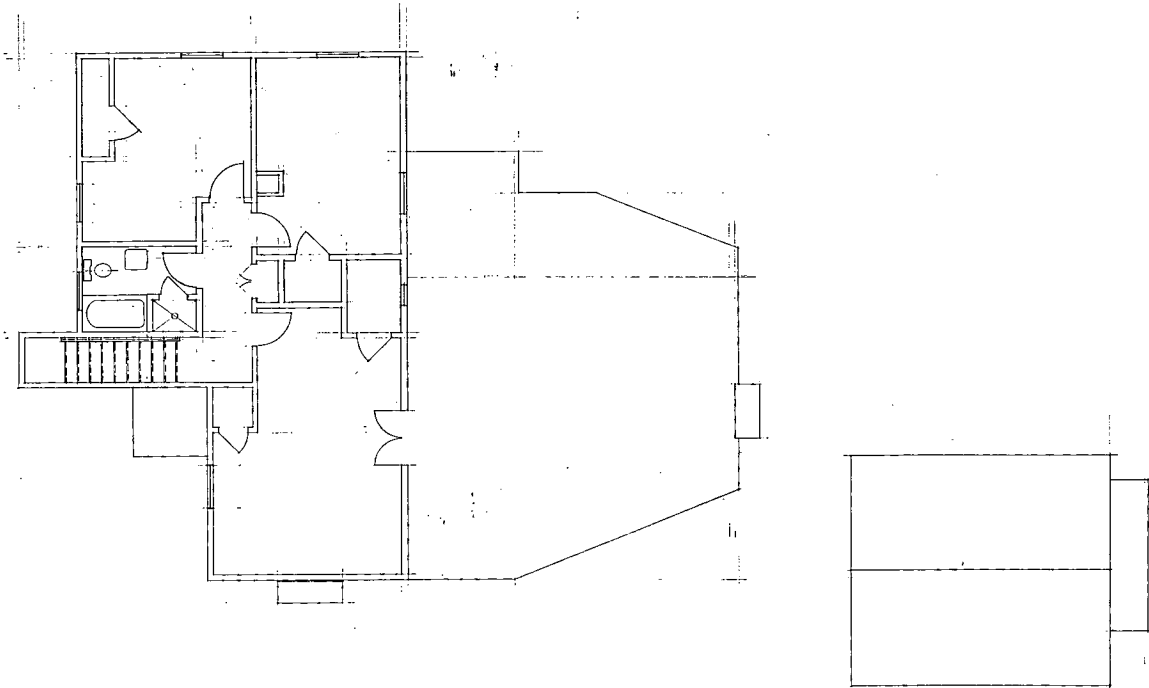
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EXHIBIT E

1ST FLOOR PLAN



2ND FLOOR PLAN



DATE
5.11.91

SHEET
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2709 11th AVENUE
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